

**ORDINANCE AUTHORIZING AND DIRECTING SALE BY
THE PROPOSAL SALE METHOD OF CITY-OWNED REAL PROPERTY**

The City of Troy, in City Council convened, ordains as follows:

Section 1. Pursuant to Section 83-8 of the Troy Code, the Bureau of Surplus Property accepted bids at proposal sale on the hereinafter described properties as outlined below.

Section 2. The Mayor is hereby authorized and directed to sell and convey the hereinafter described real property to the following named purchasers for the sums below indicated which is hereby determined to be a fair price for the same without the necessity of competitive bidding and upon the terms and conditions set forth below.

Section 3. The Mayor is hereby empowered to execute and deliver to the said bidder or bidders a quit claim deed conveying said premises hereinafter described, but said conveyance is to be made expressly subject to the conditions hereinafter set forth.

Section 4. The purchaser, purchase price and terms and conditions of sales are as follows:

Tax Map #	Location	AV	Class Code	Class Description	Bidder's Name	Bid
70.65-3-10	Roosevelt Ave	\$25,500	311	Vac Land	Aurora Ketchmore	\$1,500.00
90.39-4-15	147 Fifth Ave	\$40,000	220	2 Family	Tong Chen Zhang	\$4,300.00
101.71-1-16.2	307 Congress St	\$6,300	311	Vac Land	LPG Capital Group LLC	\$200.00
111.44-3-24	426 Second St	\$180,000	482	Det Row Bldg	David Publow	\$5,000.00
111.44-8-19	510 Fourth St	\$16,000	311	Vac Land	Michael Yeomans	\$750.00
112.45-13-11	Oak Street	\$34,500	311	Vac Land	Dara Silbermann	\$100.00

TERMS AND CONDITIONS: Properties will be conveyed to the prospective purchasers by Quit Claim Deed and be subject to any easement or restriction of record. Further;

Purchaser shall be liable for and pay all closing costs related to this sale including, but not limited to: filing fees, deed stamps, survey, title report, environmental reports & cleanup and attorneys fees.

Section 5. This Ordinance shall take effect immediately.

Approved as to form, February 14, 2019

James A. Caruso Esq., Corporation Counsel

PROPOSALTax Map # 70.05-3-10Property Location Roosevelt AvePresent Number of Units landOwner Occupancy yes ☐ Residential

Proposed Number of Units _____

no ☐ Commercial**1. Description of Proposed Use**

I plan to keep land maintained. I want to use it as a yard. I already own 315 Roosevelt ave right next door to land. I want to keep it looking good. It would be great to keep for my children to play on.

2. Proposed Improvements

a) List of proposed improvements.

Mow, cut all weeds, tree trimming, all around maintaining of land.

b) Estimated cost of each improvement.

My father is helping me with the yard clean up. Just need materials.
Estimate \$600

c) Estimated Total Costs \$ 600**3. Proposed Improvement Method**

a) Identify party or parties performing the work.

Chester Worrell

b) Description of how the work will be completed and estimated date for completion of work.

I plan to have all work completed a month after deed signing.

c) Description of experience and/or qualifications of party or parties performing the work.

He's good at all things of this nature and has been doing this kind of work for 10 years plus. A Jack of all trades.

4. Financing of Property, Purchase and Improvements

a) Provide description of method for payment of costs related to the purchase and improvements.

Cash - Provided bank Statement.

b) Provide evidence of current financial assets sufficient for payment of purchase and improvement costs or the ability to secure financing for payment of such costs.

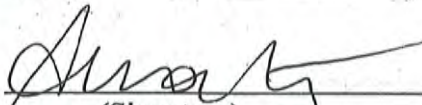
Bank Statement

(Attach Proof of Financing method- such as bank statements, commitment letters from lending institutions etc.)

Proposed Purchase Price (Amount of Bid)

\$ 1500.00Name Aurora Ketchmore

Principals _____

Address 315 Roosevelt AveTroy NY, 12182Phone # (518) 338-2086
(Signature)

**If more than one individual, partner, shareholder or member, attach additional sheets providing the names, home addresses and telephone numbers of each. No PO Boxes are acceptable. Each must sign the proposal.

Mayor's Approval _____

PROPOSAL

Tax Map # 90.39-4-15Property Location 147 5TH AVEPresent Number of Units 1☐ Owner Occupancy yes ☐ ResidentialProposed Number of Units 1no X☐ Commercial

1. Description of Proposed Use

1 FAMILY

2. Proposed Improvements

a) List of proposed improvements.

DRYWALL, PAINTING, FLOORING, AND ROOFING

b) Estimated cost of each improvement.

\$30,000

c) Estimated Total Costs \$ 30,000

3. Proposed Improvement Method

a) Identify party or parties performing the work.

SELF AS GENERAL CONTRACTOR

b) Description of how the work will be completed and estimated date for completion of work.

try to build a home in the next 5 year.

c) Description of experience and/or qualifications of party or parties performing the work.

I OWN MULTI-PROPERTY AND HAVE DONE ALL PHASE OF CONSTRUCTION AND REPAIR

4. Financing of Property, Purchase and Improvements

a) Provide description of method for payment of costs related to the purchase and improvements.

CASH/ LINE OF CREDIT

b) Provide evidence of current financial assets sufficient for payment of purchase and improvement costs or the ability to secure financing for payment of such costs.

(Attach Proof of Financing method- such as bank statements, commitment letters from lending institutions etc.)

Proposed Purchase Price (Amount of Bid)

\$ 4,300

Name TONG CHENG ZHANG

Principals TONG CHENG ZHANG

Address 101 OLD NISKAYUNA RD

ALBANY, NY, 12211

Phone # 518-8880741

(Signature)

**If more than one individual, partner, shareholder or member, attach additional sheets providing the names, home addresses and telephone numbers of each. No PO Boxes are acceptable. Each must sign the proposal.

Approval _____

PROPOSALTax Map # 101.71-1-16.2

Property Location

307 Congress St.Present Number of Units 0Owner Occupancy yes ☐☒ ResidentialProposed Number of Units 0no ☒ Commercial**1. Description of Proposed Use**

We own 305 Congress - adjacent lot. 307 Congress will
be used for a yard for our tenants for recreation,
pets, etc.

2. Proposed Improvements

a) List of proposed improvements.

Keeping it a lawn

b) Estimated cost of each improvement.

0

c) Estimated Total Costs \$ 0**3. Proposed Improvement Method**

a) Identify party or parties performing the work.

b) Description of how the work will be completed and estimated date for completion of work.

c) Description of experience and/or qualifications of party or parties performing the work.

4. Financing of Property, Purchase and Improvements

a) Provide description of method for payment of costs related to the purchase and improvements.

paying with a check

b) Provide evidence of current financial assets sufficient for payment of purchase and improvement costs or the ability to secure financing for payment of such costs.

see bank statement attached

(Attach Proof of Financing method- such as bank statements, commitment letters from lending institutions etc.)

Proposed Purchase Price (Amount of Bid)

\$ 200.00Name LPG Capital Group, LLCPrincipals Paul Gruber
38 Willett St., Albany, NY 12210Address 25 New RdEast Greenbush, NY 12061Lawrence Gruber
25 New Rd., East Greenbush NYPhone # 518-281-5799Paul Gruber

(Signature)

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518-573-1564Lawrence Gruber

Mayor's Approval _____

PROPOSALTax Map # 111.44-3-24Property Location 426 2nd St.Present Number of Units 1☐ Owner Occupancy yes ☐ ResidentialProposed Number of Units 1no ☒ Commercial**1. Description of Proposed Use**see attachment**2. Proposed Improvements**

a) List of proposed improvements.

see attachment

b) Estimated cost of each improvement.

see attachmentc) Estimated Total Costs \$ \$35,000 to \$50,000**3. Proposed Improvement Method**

a) Identify party or parties performing the work.

see attachment

b) Description of how the work will be completed and estimated date for completion of work.

see attachment

c) Description of experience and/or qualifications of party or parties performing the work.

see attachment

4. Financing of Property, Purchase and Improvements

a) Provide description of method for payment of costs related to the purchase and improvements.

existing capital

b) Provide evidence of current financial assets sufficient for payment of purchase and improvement costs or the ability to secure financing for payment of such costs.

see attachment

(Attach Proof of Financing method- such as bank statements, commitment letters from lending institutions etc.)

Proposed Purchase Price (Amount of Bid)

\$ 5,000

Name DAVID PUBLON Principals _____

Address 38 1ST ST, #7 _____

Troy, NY 12180 _____

Phone # 017-877-8157 _____

(Signature)

**If more than one individual, partner, shareholder or member, attach additional sheets providing the names, home addresses and telephone numbers of each. No PO Boxes are acceptable. Each must sign the proposal.

Mayor's Approval _____

David Publow

Property Disposition Proposal Attachment for 426 2nd St. Building

1. Description of Proposed Use:

The building is approximately 5000 sq. ft., and will allow for multiple uses. I have two separate goals:

- **Printmaking studio** (2500 Sq. ft.): I am a Troy resident and an experienced printmaker with teaching experience (fine art prints, posters, t-shirts), and have all the equipment for a screenprinting shop in storage. I would create a studio, offer classes, and rent access to the facilities to experienced printmakers in the area. I have a good relationship with Nathan Meltz, who teaches printmaking at RPI, and he supports this project and has offered his assistance. I would also seek to work with area schools and organizations to offer after-school access to young adults interested in learning about printmaking. This could include teaming up with organizations that teach young adults about entrepreneurial skills and responsibilities (selling their work online or through other means). The space could also function as a gallery, and as a space for hosting visiting artists, events, etc.
- **Space for Small Business Start-ups:** (2500 Sq. Ft.): Since 2013 I have worked in organic fruit and vegetable farming and distribution. There is a community of local growers and related business people looking for start-up space for processing or storage (see attached letter from Dara Silberman). South Troy has been a food desert for many years. I would lease space for processing and storage of harvests, packaging value-added products, as a drop-off point for CSA programs, cultivating vegetable starts for the growing season, and selling produce to local residents. The building offers space, an existing walk-in cooler, and location.

2. Proposed Improvements:

Problems As of January, 29, 2019:

- The basement (approximately 20 x 40 feet), located in the northwest corner of the building, is flooded with 3 feet or more of standing water. It's been this way for awhile.
- The roof is leaking in multiple locations. Multiple roofers say it needs to be replaced. This may mean asbestos abatement as well.
- The floor is pulled up or water damaged at various locations, exposing pipes, some leaking water.

List of proposed improvements:

- **Basement:** Drain the water, repair/replace the sump pump, address any mold issues and repair damage to the foundation.
- **Ceiling and Roof:** Remove drop ceiling, replace roof, re-insulate. Abate asbestos as necessary.
- **Objects and waste materials within the building:** Remove or reuse.
- **Flooring:** Repair damaged flooring. Diagram, inspect and repair all pipes.

- **Front of building:** Repair decaying foundation. Repair/replace front window structure (currently semi-boarded).
- **Rear of building:** Remove plants/trees currently growing into the foundation. Clean up trash.

B. Estimated cost of each improvement:

- **Basement Sump pump repair/replacement, foundation:** \$500-\$5000
- **Ceiling and Roof:** \$25,000 to \$40,000
- **Waste Removal:** \$400-\$1200
- **Flooring:** \$4000
- **Front of Building:** \$500

C. Estimated Total Costs: Approximately \$35,000-\$50,000

3. Proposed Improvement Method:

- A. Party or parties performing the work:** To be determined. I have informal assistance agreements with two licensed contractors, a plumber, an engineer, and multiple laborers. Wherever possible, I will complete the work myself with the assistance of these people. In all other cases (likely the roofing, plumbing, electrical), I will contract out. I have two tentative estimates for the roof, and one for the basement.
- B. Description of how the work will be completed and estimated date of completion of work:** *First month:* Remove waste; Remove basement water; Replace sump pump; Get formal estimates on all other work. *Months 2-6:* Replace roof, fix flooring, plumbing, front of building.
- C.** All contractors will be fully licensed.

4. Financing of Property, Purchase and Improvements:

- A. Provide description of method for payment of costs related to the purchase and improvements.** Existing capital.
- B. Provide evidence of current financial assets sufficient for payment of purchase and improvement costs or the ability to secure financing for payment of such costs.** See attached bank statement.

Dear City of Troy,

My name is Dara Silberman, owner of the 2nd Street Farm at 492 2nd Street and a recent homeowner in the outskirts of the Osgood Neighborhood. I'm writing to express my support for Dave Publow in his bid to acquire 426 2nd Street in the current round of foreclosure sales.

Dave Publow is a committed member of South Troy's growing urban farm enterprises. In addition to a print-marking studio, he hopes to collaborate with 2nd Street Farm and the Cultivated Arts Cooperative (a Troy Urban farmers' marketing coop) to increase local access to high-quality, sustainably produced vegetables and fruits. In its 2018 season, the Cultivated Arts Cooperative managed a FarmShare of 10 members (@ \$300/membership) and supplied produce for a weekly farm stand on 2nd Street in South Troy. For 2019, we already have 20 committed members for our FarmShare (@ \$350/membership) with a waiting list of at least another 20 hopefuls. In order to keep growing into the 2020 season, the Cultivated Arts Cooperative would need to find produce warehousing, washing and packing space in South Troy. As the owner of 426 2nd Street, Dave would be able to accommodate this need.

I look forward to the continuing improvement of fresh food access in the Osgood Neighborhood. I hope the City recognizes the potential of our work and conveys 426 2nd Street to Dave Publow.

Sincerely,


Dara Silberman

PROPOSAL

Tax Map # 111.44-8-19Property Location 510 Fourth StreetPresent Number of Units 1Owner Occupancy yes ☐ ResidentialProposed Number of Units 1no ☐ No ☐ Commercial**1. Description of Proposed Use**I will clean up the lot and ultimately intend to build a small home on the property.

Note: I am also filing an application for 65 Mann Avenue, but this property is my number 1 choice. If this application is unsuccessful, I'd like to pursue the property on Mann Avenue.

2. Proposed Improvements**a) List of proposed improvements.**

This year, I plan to clear the vegetation on the lot, build a fence, and build a new shed. This will get the property ready for when I have my house plans finalized.

b) Estimated cost of each improvement.

I have contacted Backyard Fence and they quoted a fence for the property to be \$1000. I will rent equipment to clear the vegetation before the fence installation, which will cost approximately \$200.
I will build the shed myself, which should cost about \$800.

c) Estimated Total Costs \$ \$2000**3. Proposed Improvement Method****a) Identify party or parties performing the work.**

Backyard Fence will construct the fence. I intend to clear the property myself and build the shed with the help of a friend.

b) Description of how the work will be completed and estimated date for completion of work.

I will clear the vegetation using a chainsaw and weed wacker, which I will rent. The fence will be installed professionally. I intend to have the work completed within 3 months of purchase.

c) Description of experience and/or qualifications of party or parties performing the work.

I have done landscaping for a professor while I was a civil engineering student at Virginia Tech. I have been a member at Tech Center Valley of Gravity in Troy and have been improving at woodworking, which will help me construct the shed. Backyard Fence will be able to complete the fence without a problem.

4. Financing of Property, Purchase and Improvements

a) Provide description of method for payment of costs related to the purchase and improvements.

I am a water/ wastewater engineer and would use my income from this job to pay for improvements.

b) Provide evidence of current financial assets sufficient for payment of purchase and improvement costs or the ability to secure financing for payment of such costs.

(Attach Proof of Financing method- such as bank statements, commitment letters from lending institutions etc.)

Proposed Purchase Price (Amount of Bid)

\$ \$750

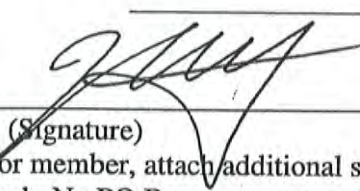
Name Michael Yeomans

Principals _____

Address 90 9th Street

Troy, NY 12180

Phone # 2019194424


(Signature)

****If more than one individual, partner, shareholder or member, attach additional sheets providing the names, home addresses and telephone numbers of each. No PO Boxes are acceptable. Each must sign the proposal.**

Mayor's Approval _____

Michael Yeomans
90 9th Street
Troy, New York 12180
myeomans21@gmail.com

January 17, 2019

Office of the City Assessor
433 River Street. Ste. 5001
Troy, New York 12180

Dear City Council,


My name is Mike Yeomans and I am a recent transplant to Troy, NY. I moved to the area to begin my career as a civil engineer with CHA, Consulting. Since I was young, I have intended to build my own house and would like to do so in Troy, NY.

Since moving to Troy, I have met great friends and have involved myself in the community by becoming part of Capital Roots and Big Brothers Big Sisters. This city has inspired to build roots here and I would like to make this my home permanently.

My educational background as a civil engineer and my growing interest in woodworking have provided me the know-how to clean up a vacant lot and eventually construct a home on it. I currently make \$56,000/ year and pay only \$575/ month in rent. This will give me the needed discretionary income to clean up the lot this year and save money for a home in the near future, by 2021.

I hope you see that I am qualified and inspired to help improve the city of Troy and that you will grant me the opportunity to become a more invested part of this great city.

Thank you,

A handwritten signature in black ink, appearing to read 'Mike Yeomans', with a stylized flourish at the end.

Mike Yeomans

PROPOSALTax Map # 112.45-13-11

Property Location

Oak St.Present Number of Units N/A

Owner Occupancy

yes ☒

Residential

Proposed Number of Units N/Ano ☐☐ Commercial**1. Description of Proposed Use**

Use space for cultivation of berries, fruit & nut trees and vegetable foodstuffs.

2. Proposed Improvements

a) List of proposed improvements.

- Clear invasive wild plants & trees, brush
 - Populate hillside with fruit trees & edible plants
~~perennials~~

b) Estimated cost of each improvement.

Trees: \$250 Perennial plants: \$200
 Labor to be performed by owner
 Fencing materials: \$500 Incidentals: \$250

c) Estimated Total Costs \$ 1200**3. Proposed Improvement Method**

a) Identify party or parties performing the work.

Owner - Dara Silbermann

b) Description of how the work will be completed and estimated date for completion of work.

Forest cleared (we will consult an arborist for larger trees) + trash removed by 8/19.

c) Description of experience and/or qualifications of party or parties performing the work.

10+ years agricultural work. 492 2nd St. is an example of my garden development.

4. Financing of Property, Purchase and Improvements

a) Provide description of method for payment of costs related to the purchase and improvements.

Owner's savings

b) Provide evidence of current financial assets sufficient for payment of purchase and improvement costs or the ability to secure financing for payment of such costs.

See attached

(Attach Proof of Financing method- such as bank statements, commitment letters from lending institutions etc.)

Proposed Purchase Price (Amount of Bid)

\$ 100

Name Dara Silberman Principals _____

Address 442 2nd St. _____

Troy, NY 12180

Phone # 303 524 0084 Dara Silberman
(Signature)

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Mayor's Approval _____